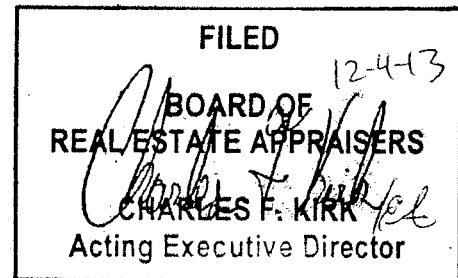


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STATE OF NEW JERSEY  
DEPARTMENT OF LAW & PUBLIC SAFETY  
DIVISION OF CONSUMER AFFAIRS  
NEW JERSEY STATE REAL ESTATE  
APPRAISERS BOARD

IN THE MATTER OF THE LICENSE OF	:	
	:	Administrative Action
LEE A. DOMBROWSKI	:	
License No. 42RC00177200	:	
	:	CONSENT ORDER
TO ENGAGE IN THE PRACTICE OF	:	
REAL ESTATE APPRAISING	:	
IN THE STATE OF NEW JERSEY	:	

This matter was opened to the New Jersey State Board of Real Estate Appraisers ("Board") upon receipt of information concerning an appraisal report prepared by Lee A. Dombrowski ("Respondent") for property located at 35 West Paul Avenue, Trenton, New Jersey (report dated August 11, 2006). Respondent has held a New Jersey license as a Certified Residential Real Estate Appraiser since 2006 and as a Licensed Real Estate Appraiser from 2004 - 2006.

In reviewing this matter, the Board has considered available information concerning the subject property appraisal including the complaint, Respondent's reply, Respondent's complete work file, and Respondent's testimony when he appeared before the Board, accompanied by an attorney, on February 22, 2013.

The Board finds that in preparing the report, Respondent violated numerous provisions of the Uniform Standards of Professional Appraisal Practice ("USPAP") (2006 Edition, effective July 1, 2006 through December 31, 2007) including the following: Standard 1-2(e) which requires the appraiser to identify the characteristics of the property that are relevant to the type and definition of value and intended use of the appraisal; Standard 1-5(a) which requires the appraiser to analyze all agreements of the sale, options, and listings of the subject property; Standard 1-6(a) which requires an appraiser to reconcile the quality and quantity of data available and analyzed; and Standard 2-1(b) which requires the appraiser to produce a report which contains sufficient information to enable the intended users to understand the report properly.

The Board concludes that, by failing to ensure that the subject property appraisal conformed to the requirements of the USPAP, Respondent violated N.J.A.C. 13:40A-6.1 and engaged in

professional misconduct. The Board thus finds that cause for formal action against Respondent exists pursuant to N.J.S.A. 45:1-21(e) and (h).

The parties desiring to resolve this matter without need for further proceedings, and the Board being satisfied that good cause exists for the entry of the within Order;

IT IS on this ~~14<sup>th</sup>~~  
4<sup>th</sup> day of ~~NOVEMBER~~  
December, 2013  
ORDERED and AGREED:

1. Respondent is hereby reprimanded for violations of N.J.S.A. 45:1-21(e) and (h) as specified above.

2. Respondent shall, within one year of the date of entry of this Order, provide proof to the Board that he has fully attended and successfully completed Board approved courses in:

- a. 15 hour Residential Report Writing and Case Studies; and
- b. 15 hour National USPAP course.

Respondent shall secure pre-approval from the Board for any courses he proposes to take to satisfy the above course requirements. These courses shall be taken in a classroom setting; the Board will not approve any distance learning or on-line courses. Respondent shall fully attend and he shall pass any examinations given at the end of the courses and/or obtain passing grades at the completion of the courses. Respondent may

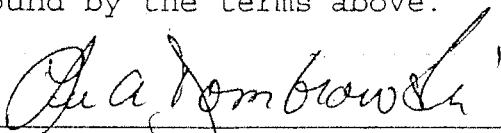
not claim any continuing education credit for the completion of the courses herein required. These courses shall be in addition to all continuing education required for license renewal.

3. A civil penalty of one thousand five hundred dollars (\$1,500) is hereby imposed upon Respondent. Additionally, Respondent is hereby assessed costs in the amount of three hundred and eight dollars (\$308). Payment of the total amount of one thousand eight hundred and eight dollars (\$1,808) shall be made by certified check or money order payable to "State of New Jersey," delivered or mailed to Charles F. Kirk, Executive Director, New Jersey State Board of Real Estate Appraisers, P.O. Box 45032, Newark, New Jersey 07101. Payment shall be made no later than 15 days after the date of filing of this Order. In the event Respondent fails to make a timely payment, a certificate of debt shall be filed in accordance with N.J.S.A. 45:1-24 and the Board may bring such other proceedings as authorized by law.

NEW JERSEY STATE REAL  
ESTATE APPRAISER BOARD

By: Cheryle A. Randolph-Sharpe  
Cheryle A. Randolph-Sharpe  
Board President

I have read and understand  
this Order, agree to the entry  
of this Order as a matter  
of public record, and agree to be  
bound by the terms above.

A handwritten signature in cursive script, appearing to read "Lee A. Dombrowski", written over a horizontal line.

Lee A. Dombrowski  
License # 42RC00177200